

**EXEMPTION FROM SHORELINE MANAGEMENT ACT
SUBSTANTIAL DEVELOPMENT PERMIT REQUIREMENT**

Well 4 – Temporary PFOS Treatment

SHO16-00005

April 26, 2016

City of Issaquah Public Works Engineering
P.O. Box 1307
Issaquah, WA. 98027
Attn: Pam Fox

Proposal: Install a temporary treatment system to remove perfluorooctane sulfonate (PFOS) from groundwater pumped from the City's water supply Well No. 4. The existing well and wellhouse are located approximately 75 feet from the ordinary high water mark (OHWM) of Issaquah Creek and the treatment facility would be installed on an existing asphalt pad located directly north of the wellhouse.

The proposal consists of installing a 40-foot x 13-foot concrete slab (over existing asphalt) and 2 treatment tanks and associated water lines. The treatment tanks are approximately 10,000 gallons each, 10-feet in diameter and a maximum 20-foot height. New water lines would be installed, (two 12-inch lines and one 8-inch line), to connect the existing well to the treatment tanks.

Property Location: King County parcel # 2824069343. Site is located approximately 130 feet south of I-90 on the east side of Issaquah Creek.

Shoreline Jurisdiction: Shoreline Commercial/Mixed Use

Shoreline Exemption: The proposal is exempt from a Shoreline Substantial Development Permit, consistent with WAC 173-27-040(2)(b):

"Normal maintenance or repair of existing structures or developments.....Normal maintenance includes those usual acts to prevent a decline, lapse or cessation from a lawfully established condition."

The proposal to add a temporary treatment system is necessary to prevent the decline, lapse or cessation of the existing water supply well.

Shoreline Master Program:

5.18 Utilities

5.18.1 Policies

6. *Maintenance or improvements to existing utilities should minimize additional impacts on the shoreline environment and, if possible, correct past impacts caused by a utility.*

5.18.2 Regulations

2. *Utility production and processing facilities and transmission facilities shall locate outside of the shoreline jurisdiction, unless no other feasible alternative exists.*
5. *Improvements or expansions of existing utility uses and development in the shoreline shall be allowed provided they do not result in loss of ecological functions, all impacts are mitigated, and that they comply with all other provisions of this Program.*
10. *Clearing of vegetation for the installation or maintenance of utilities shall be minimized and disturbed areas shall be restored following project completion consistent with the requirements of City stormwater management regulations and all other provisions of this Program.*

Findings:

- 1) Utilities are a permitted use in the Shoreline Commercial/Mixed Use environment designation.
- 2) There is no feasible alternative location outside of shoreline jurisdiction because the treatment system needs to be located adjacent to existing Well No. 4 in order to treat the groundwater for the City's water supply.
- 3) The proposed improvements would be located adjacent to the existing wellhouse and constructed on an existing asphalt surface. The existing wellhouse and proposed treatment system are located within the 100-foot stream buffer of Issaquah Creek. However, the treatment facility would be constructed over existing asphalt impervious surface and therefore would not increase the impervious surface area within the stream buffer, would not increase the existing nonconforming condition, or result in additional impacts to the shoreline environment.
- 4) The proposal would not result in impacts or a loss of ecological functions.
- 5) The proposal would not require removal of riparian vegetation. Any trees removed during construction shall be replaced consistent with IMC18.12.1390, which requires one replacement tree for every 6-inches of tree caliper removed.
- 6) The proposal complies with policies and regulations for existing utilities in the Shoreline Master Program.

Conditions/Mitigation Required: An exemption from the substantial development permit is not an exemption from compliance with the Act, local Shoreline Management Program (SMP), or other regulatory requirements.

1. The City shall approve Temporary Erosion Sedimentation Control (TESC) measures prior to starting work. Approved TESC measures shall be installed prior to starting construction and maintained through the duration of construction to prevent erosion and sediment from entering the Issaquah Creek.
2. Any trees removed shall be replaced consistent with IMC18.12.1390, which requires one replacement tree for every 6-inches of tree caliper removed.

SEPA: The proposal is categorically exempt from SEPA review per WAC 197-11-800(24)(e):

All developments within the confines of any existing electric substation, reservoir, pump station or well: Provided, that additional appropriations of water are not exempted by this subsection.



Peter Rosen, Environmental Planner
Issaquah Development Services Department

cc: Washington State Department of Ecology (DOE)